



Town land adjacent to the Bayside Family YMCA

3.3 TOWN LAND ADJACENT TO THE YMCA

The Town Land adjacent to the Bayside Family YMCA presently hosts the Veteran's Memorial Park and Field and abuts Brickyard Pond. The park offers trails, picnic areas, and fishing in season. This site is accessed via West Street and is within walking distance of the East Bay Bike Path. While wetlands are scattered southeast of the YMCA and in the adjacent conservation land, the area between the YMCA and the field is at relatively higher elevation. This area could host a new Community Center and parking that would benefit both the new building and park users. The adjacency to the YMCA provides the opportunity for a public-private partnership between the Town and the YMCA that could reduce the Center's program size and maximize use of community resources.



3.4 ADDITIONAL SITES

Zion Bible College:

Belton Court on the Zion Bible College campus was considered as a potential location for community program development. This site is presently not available and under consideration for housing development. Additionally, this site is located far away from the center of Town and not accessible by the Bike Path.



Zion Bible College

Police Cove:

The Police Cove site is conveniently located on the bus route and bike path. Presently there are plans to construct a gazebo and commuter bike storage area. There is potential to put a high-impact 15,000 sf building on this site with parking for 80 vehicles, assuming that nothing else was located on the site. Such development would be under the jurisdiction of CRMC. It is the recommendation of the Design Team that this site be further considered for low-impact water focused development and outdoor recreation.



Police Cove

320 Maple Avenue Medical Offices:

The Maple Avenue site is located on the north side of Brickyard Pond and adjacent to the Bike Path. While this location and size is desirable, the building is not presently available.



320 Maple Avenue Medical Offices



SECTION 4 ALTERNATES

4.1 SUMMARY

Three reduced program alternates to the desired Community Center Program as identified in Section 2 are presented below. These alternates are further evaluated in the form of an addition to the Peck Center and as new construction on the Town Land adjacent to the YMCA. With the construction of an addition or new facility, the potential arises to move the Senior Center program elements and potentially the Recreation Department office out of the Peck Center. This vacancy will allow for expansion of existing programs in the Peck Center. Three Peck Center renovation alternates based on this scenario are also provided.

4.2 PROGRAM ALTERNATES

Three alternates to the desired Community Center Program are presented on the Program Alternates figure. Program v. 1 (33,176 sf) contains all program elements identified in Section 2. Program v. 2 eliminates the Sports and Fitness program elements resulting in a total of 22,039 sf. Program v. 3 is similar to v. 2 but does not include the Teen program element and amounts to 17,395 sf. Program v. 4 further reduces the program by removing components from the Community and Senior spaces such as the saloon and one of the crafts rooms, resulting in a total of 15,984 sf. The feasibility of each of these options is dependent on site, available funding, and adjacent resources.

4.3 SITE/BUILDING ALTERNATE SCHEMES

Peck Center Expansion:

Based on the Site Assessment (see Section 3), the main potential for expansion at the Peck Center is on the south side of the building (see Expansion Opportunity Analysis *Plan*). A building footprint of 2,500 sf could fit into the existing building massing without impacting parking. Existing utilities would need to be relocated. This addition could occupy three floors resulting in a total addition of 7,500 sf, which could translate into more program space for the Senior Center, additional space for Library Collections or administration and a small expansion of the Children's Library.

Expansion off of the south end of the Senior Center was also considered. An addition of 4,000-6,800 to the ground level and first floor could provide additional program space for the Senior Center and Library Collections, but would reduce the existing south parking area by half.

A 10,000-17,500 sf expansion was also explored, which would result in complete loss of existing parking if it were tied into the ground floor. The addition could occupy only the first and second floor levels leaving room for parking at ground level, which would incur structural costs above and beyond construction at grade (see Expansion Opportunity Analysis *Section*). Regardless of total area added, the south sloping grade poses a challenge that would need to be further explored and additional parking is not available to serve increased program loads. An addition of this size could begin to accommodate the program spaces identified in programs v. 3 or v. 4 (see Program Alternates).

Town Land adjacent to YMCA:

The construction of a new 17,000 - 18,000 sf building along the east side of the Town Land adjacent to the YMCA (see YMCA Expansion Study) is proposed. This location would allow for new parking to be developed close to the new building and along the existing Field, while taking advantage of access off of West Street. The entrance to the Veteran's Memorial would be relocated further south west and park users would benefit from the new parking. A small low-impact green demonstration parking area could also be proposed on land administered by the Land Trust and Conservation Commission. A new Community Center on this site would house Program v. 3. There is an opportunity to develop a partnership with the YMCA to provide the desired program elements omitted from this option such as the Sports and Fitness Elements and a dedicated Teen Space. In turn, the YMCA might benefit from some of the function and classroom spaces as well as being able to coordinate services with the Recreation Department, the Senior Center and the Community School.